



U.S. Department of State
Office of Overseas Buildings Operations



Industry Day

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Overview

- The Mission
- The Long Range Plan
- The Budget
- Real Estate
- **Project Challenges**
- Best Practices
- Contractor Challenges
- The Opportunities

Unique Project Requirements



- Sites In Remote Locations
- Great Variety of Local Conditions
- Cultural Issues and Differences
- Infrastructure Can Be Lacking
- Complex Building Type
- Unique Technical Requirements



Security-Driven Needs

- Security a Primary Mission Function
- Cost of Security
- Security Versus Openness
- Changing Security Needs
- Security Clearances



Construction Challenges

- Design Must Align With Local Conditions
- Logistics A Significant Issue
- On-Site Security Realities
- Safety & Health Programs



Site Development Challenges



- Landscape Becomes Important Design & Construction Element
- Indigenous Plant Materials Significant
- Site Planning Issues Unique to the Building Type
- Water Consumption and Sewage Disposal Can Be Critical
- Reliable Electrical Power Supply Essential

Operations & Maintenance Needs

- Design & Construction for Maintainability
- Training for Maintainability
- Systems Replacement
- Environmental Health and Safety Services



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Standard Embassy Design



Small

Construction Cost: ~ < \$47 M*
Size: ~ 4,300 gsm
Planning Duration: ~ 6 mo.
D/B Acquisition Duration: ~ 6 mo.
Design/Construction Duration: ~ 15 mo.
Commissioning Duration: ~ 2 mo.
Total Project Duration: ~ 29 mo.



Medium

Construction Cost: ~ > \$68 M*
Size: ~ 4,300-7,400 gsm
Planning Duration: ~ 6 mo.
D/B Acquisition Duration: ~ 6 mo.
Design/Construction Duration: ~ 24 mo.
Commissioning Duration: ~ 2 mo.
Total Project Duration: ~ 38 mo.

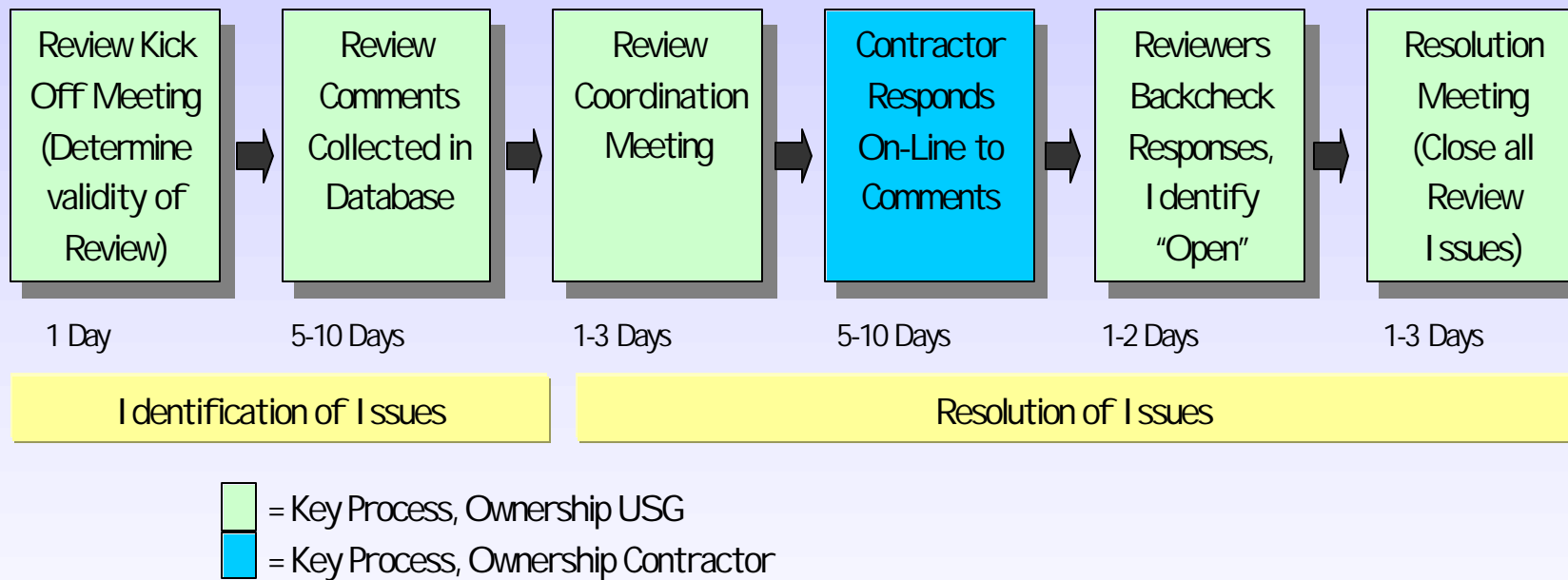


Large

Construction Cost: ~ < \$88 M*
Size: ~ > 7,400 gsm
Planning Duration: ~ 6 mo.
D/B Acquisition Duration: ~ 6 mo.
Design/Construction Duration: ~ 28 mo.
Commissioning Duration: ~ 2 mo.
Total Project Duration: ~ 42 months

**Excludes VAT and land costs, shown in 2003 dollars.*

OBO's Integrated Design Review Process



OBO Best Practices

- Value Engineering (Planning & Design)
- COR Training
- Life-Cycle Cost Control (Unifformat)
- Design/Build
- Protocols (Certification/Accreditation, RFP)

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Meet/Exceed Performance Targets

- Maintain Zero Security Defects
- Control Costs
- Deliver on Schedule
- Maintain Quality
- Deliver a Fully Functional & Operational Facility



Characteristics of Successful Contractors:

- Meet/Exceed Their Performance Targets
- Use the Management and Work Force “A” Team
- Listen
- Do the Homework
- Understand the Realities of Overseas Projects
- Are Tenacious
- Deliver the Products

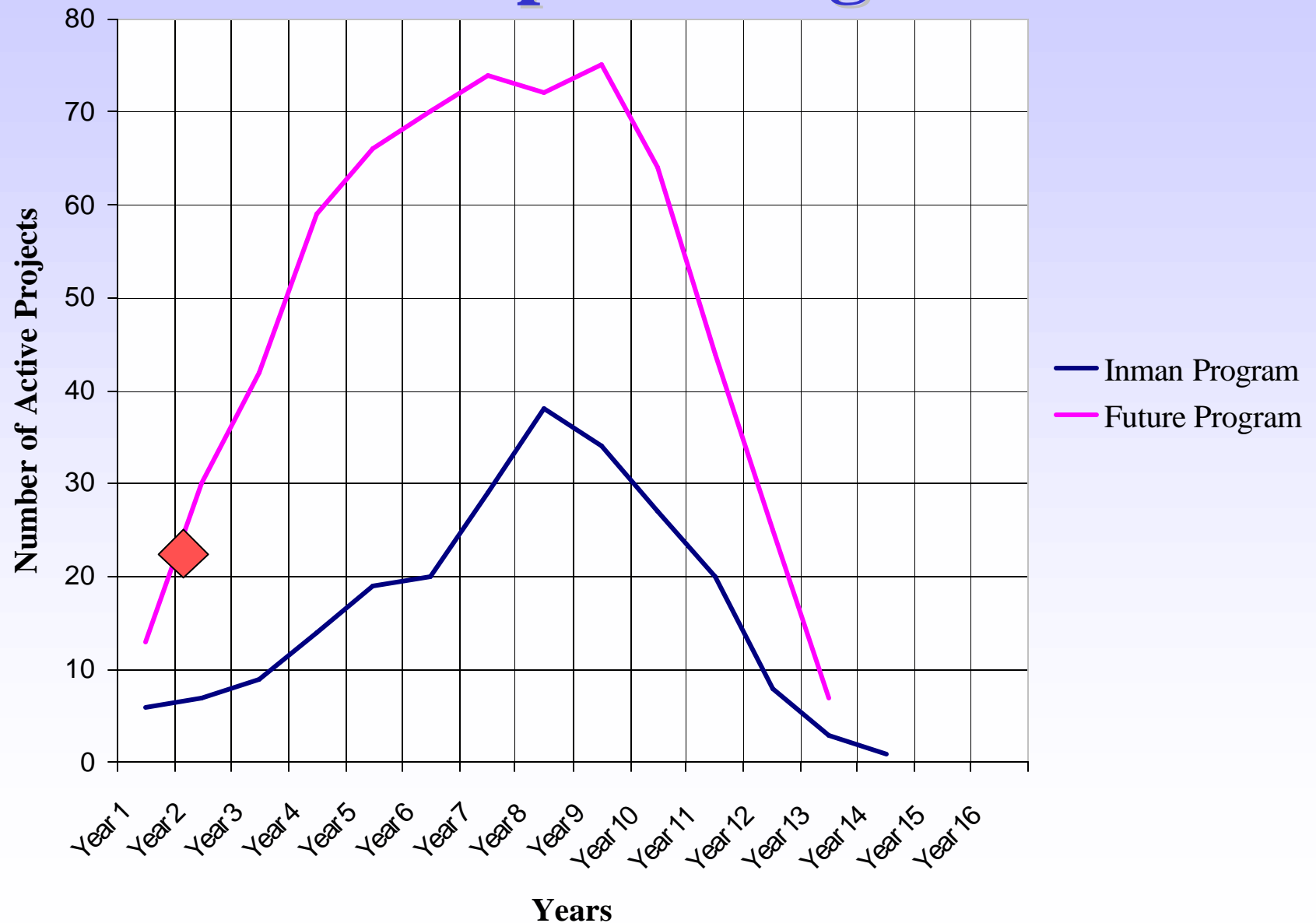


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--Opportunities--

Future Capital Program



OBO Required Services



- Programming
- Country Construction Profile
- Procurement Planning
- Design
- MEP Engineering
- Blast Engineering
- Communication Design
- Security Design
- Execution Strategies
- Cost Management
- Scheduling
- Local Design Approval
- Quality Control
- Value Engineering
- Materials Investigation

OBO Required Services



- Standard Embassy D/B
- New Construction
- Renovation
- Interior Design
- Historic Restoration
- Design/Bid/Build
- Design/Build
- Roofing
- Maintenance Support
- New Embassy Compounds
- Security Upgrades
- Maintenance & Repair
- Functional Programs
-and many more

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